

44-2-66 ✓
43-49TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS,

THAT EDITH POOLER, of Waterville, County of Kennebec, and State of Maine,

023923

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by PAUL A. DESJARDINS and JEAN P. DESJARDINS, whose mailing address is 18 Morgan Street, Waterville, County of Kennebec, and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS, unto the said PAUL A. DESJARDINS and JEAN P. DESJARDINS, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situate in said Waterville and further bounded and described as follows, to wit:

Beginning at an iron pin in the southerly line of Violette Avenue as shown on Plan of Rosemar Park, at the northwest corner of Lot No. 19 previously sold to Leo Poulin; thence westerly along the southerly line of said Violette Avenue seventy-five (75) feet to a point, thence southerly at right angles with said Violette Avenue one hundred eighteen (118) feet to the southerly line of said lots; thence easterly at right angles seventy-five (75) feet to the southwest corner of Lot No. 19, thence northerly along the westerly line of Lot No. 19 to the southerly line of Violette Avenue, the point of beginning. Meaning and intending to convey the entire Lot No. 20 and ten (10) feet from the easterly side of Lot No. 21 making this conveyance a lot seventy-five (75) feet by one hundred eighteen (118) feet, on plan of Rosemar Park as amended, made for L.N. Violette Co. Inc. April 1951 and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et al by deed of December 11, 1949, recorded in said Registry in Book 865, Page 131.

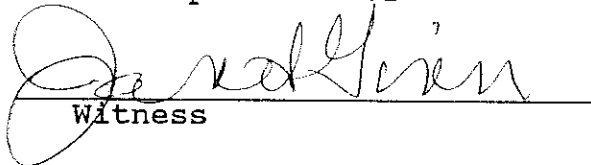
The above described parcel of land is conveyed subject to certain restrictions and covenants:

1. That no building, or any part of a building, including porches shall be erected or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue or within five (5) feet of either the east or west boundary line;
2. That no residence for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or second hand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than twenty by twenty feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;
6. That no dwelling house costing less than six thousand (6,000.00) dollars shall be built thereon.

Meaning and intending to convey the same premises conveyed to John J. Pooler and Edith M. Pooler, as joint tenants, by Raoul H. Violette, Trustee under the Will of Louis N. Violette, dated April 13, 1956 and recorded in the Kennebec Registry of Deeds in Book 1060, Page 425.

IN WITNESS WHEREOF, I the said EDITH POOLER joining in this Deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 12th day of the month of September, 1987.

Signed, Sealed and Delivered
in the presence of


Witness

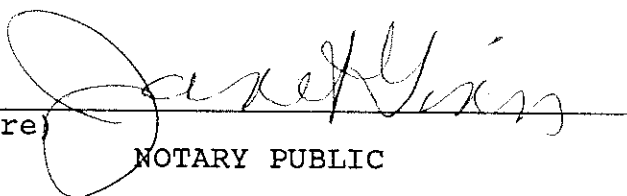

EDITH POOLER

ACKNOWLEDGEMENT

STATE OF MAINE, COUNTY OF KENNEBEC, SS. September 12, 1987

Personally appeared the above named EDITH POOLER and acknowledged the foregoing instrument to be her free act and deed.

(print name below signature)


NOTARY PUBLIC

JANET C. GINN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 3, 1992



RECEIVED KENNEBEC SS.

1987 SEP 17 AM 9:00

RECORDED FROM ORIGINAL